

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 21, 2016

Park Property Acquisition in West Athens-Westmont

With the support of a Sustainable Communities Planning Grant from the California Strategic Growth Council, the Department of Parks and Recreation (DPR) recently completed the West Athens-Westmont Community Parks and Recreation Plan (Plan) to identify and address the parks and recreation needs of the community.

The unincorporated area of West Athens-Westmont was selected for development of this Plan, given that it is one of the most park-poor communities in Los Angeles County (County). It has only 0.2 acres of parkland per 1,000 residents, which is significantly below the County average of 3.3 acres per 1,000 residents and the County General Plan goal of 4 acres per 1,000 residents. Also, just 16 percent of West Athens-Westmont residents are within walking distance (half-mile) of a park, as compared to the County average of 49 percent.

During the Plan's public outreach process, residents expressed the need for a wide variety of recreational amenities, including exercise facilities, places to walk, play spaces, tot lots, spaces for teens, a splash pad, spaces for stress relief, and public art.

As part of the Plan development process, DPR searched for potential parkland, and identified a 0.16 acre privately-owned, unimproved vacant piece of real property located at 9501 South Normandie Avenue (Property) that would be suitable for park purposes consistent with the community-identified priorities.

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Acquisition of this Property will be a key initial step in addressing some of the above needs. The Plan included various alternative concept designs for vacant or underutilized small parcels of land of similar character to the Property. The designs were developed with community input and incorporate features such as a basketball or futsal court, a small skate park, play space for younger children with a shade structure, picnic tables, community art, a splash pad, exercise equipment with bikes, grass areas, a running/walking path, and/or benches. Once the acquisition is consummated, DPR will conduct additional outreach to determine the community's specific desires and needs for the Property.

The Chief Executive Office (CEO) Real Estate Division has satisfactorily completed its due diligence in connection with the proposed acquisition. Both a Phase I and Phase II Environmental Site Assessment were completed, which confirmed that the Property will require further site remediation at a cost of up to \$40,000 to meet State standards. To offset the cost of remediation, CEO Real Estate Division negotiated a reduction of the original purchase price for the Property. The remediation work will commence upon the consummation of the acquisition.

An independent appraisal performed by the CEO Real Estate Division concluded that the \$245,000 purchase price falls within an acceptable fair market value range for such property. The estimated total Project cost is \$300,000, funded with Second District net County cost, which includes the acquisition of the Property (\$245,000), title and escrow fees (\$4,000), site remediation (\$40,000) and all other associated cost required for the acquisition. Sufficient funds are available to proceed with the proposed property acquisition under Capital Project No. 70018; the transfer of funding to the Capital Project was approved by the Board of Supervisors on February 24, 2015.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find the proposed acquisition of the Property and park development (Project) categorically exempt from the California Environmental Quality Act, given that the Project has been determined to not have a significant effect on the environment in that it meets the criteria set forth in Sections 15303, 15304 (a) and (b), and 15316 of the State CEQA Guidelines and Classes 3, 4 (a) (c), and 16 of the

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- County's Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. Establish the Athens Property Acquisition-95th Street and Normandie Project, Capital Project No. 70018, and approve the total Project budget of \$300,000.
 3. Approve the Notice of Intention to purchase a 0.16 acre parcel of unimproved real property located at 9501 South Normandie Avenue, Los Angeles, California 90044 in the unincorporated area of West Athens-Westmont, from Roger Chi, for the purchase price of \$245,000.
 4. Instruct the Executive Office-Clerk of the Board of Supervisors to publish the Notice of Intention in accordance with Government Code Section 6063, and set a date for public hearing to receive comment and consummate the proposed acquisition.
 5. After the public hearing and appropriate CEQA findings are considered by the Board, and the purchase is ordered to be consummated in accordance with Government Code Section 25350, then approve and instruct the Chair to sign the Agreement of Purchase and Sale of Real Property with the seller, Roger Chi, to purchase the Property for \$245,000 plus title and escrow fees in an amount not to exceed \$4,000.
 6. Authorize the Chief Executive Officer or her duly authorized representative to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow and execution of any escrow documentation, execution of any documentation to consummate the purchase, and accept the deed conveying title to the County of Los Angeles.
 7. Authorize the Auditor-Controller to issue warrants, as directed by the Chief Executive Officer, for the purchase price and any other related transactional costs.
 8. Instruct the Assessor's office to remove the Property from the tax roll effective upon the transfer.

(KK)

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California, to purchase an approximately 0.16 acre parcel of undeveloped land (the "Real Property") located at 9501 S. Normandie Avenue, in the unincorporated West Athens-Westmont area, County of Los Angeles, State of California for the sum of Two Hundred and Forty Five Thousand (\$245,000) from Roger Chi (the "Seller"). It is the intent of the County to develop the Real Property with a public park for County and local area residents. The property to be acquired is legally described in the Exhibit "A" to this notice.

NOTICE IS HEREBY GIVEN that the purchase of the Real Property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on July 26th, 2016, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the Real Property described herein until the Board of Supervisors approves the purchase on the named consummation date.



LORI GLASGOW, Executive Officer
Board of Supervisors, County of Los Angeles

By Lachelle Smithman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Deputy

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

APN: 6055-010-006

Lot 7 and Lot 8 of Tract No. 7263, as per map recorded in Book 81, Page 61 of Maps in the office of County of Los Angeles Recorder.